Karen Johnson Davidson County
Batch# 1063411 DEEDQC
10/20/2023 12:54:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231020-0082457

THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.	STATE OF TN COUNTY OF Sumner The actual consideration or value, whichever is greater, for this transfer is $-0. Affiant Subscribed and sworn to before me, this 20th day of October, 2023. Notary Public My commission expires: 03/01/2025

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 GRASSMERE PARK
NASHVILLE, TN 37211

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Nghia V. Tiet	**New Owner**	**126-16-0A-672.00 CO**
1312 Westvale Drive		
Nashville, TN 37221		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Nghia V. Tiet,** GRANTOR(S)", by these presents, does hereby quitclaim and convey unto **Nghia V. Tiet and wife, Nguyet Pham,** herein called "GRANTEE(S)", their successors, heirs and assigns all of his right, title and interest in and to a certain tract or parcel of land described as follows:

Land in Davidson County, Tennessee, being Lot No. 580 on the Plan of Final Plat, Parkview at River Walk, Phase 2, or record as Instrument No. 20061101-0135728, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Nghia V. Tiet by deed of record as Instrument No. 1120125-0006817 Register's Office for Davidson County, Tennessee.

This is improved property known as: 1312 Westvale Drive, Nashville TN 37221

WITNESS my/our hand(s) this 16 **day of** October **, 2023.**

Nghia V. Tiet

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State Nghia V. Tiet, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16 **day of** October **, 2023.**

Notary Public **My Commission Expires:** 3/3/26

CHINA HENDRIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

202310200082457

Tennessee Certification of Electronic Document

I, Jennifer Russell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/6/23 (date of document).

Jennifer Russell
Affiant Signature

10/20/23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 20th day of October 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

